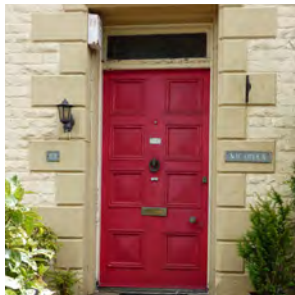
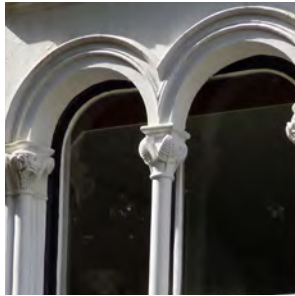




Community and Enterprise Resources

## Covington Conservation Area



## **Covington Conservation Area**

### **Definition of a conservation area**

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out the current legislative framework for the designation of conservation areas, defining conservation areas “as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.” Planning authorities are required to periodically determine which parts of their district merit designation as a conservation area.

The village of Covington was designated a conservation area in July 1982 in recognition of the historic interest of the settlement, founded in the 12<sup>th</sup> century. The designation of the conservation area reflects the architectural merit of the buildings which lie within Covington, such as the tower and dovecot which are both listed buildings and scheduled ancient monuments. The conservation area also encompasses the landscape setting of the village including the approaches to the church and the manse, and the earthworks enclosing the moat around Covington Tower. The setting of the buildings within the village creates a unique sense of place, the character of which the legislation seeks to protect.

### **What does conservation area status mean?**

Designation of a conservation area does not mean development is prohibited. However, when considering development within a conservation area, special attention must be paid to its character and appearance. Greater control over development is available to us as a planning authority within a conservation area. The purpose of this is to protect and enhance the character and unique identity of Covington, from taking care with the treatment of details to the larger scale of requiring new extensions or buildings which are sympathetic to their surroundings.

### **General description**

The character of Covington is created by the open arrangement of a few buildings set around Covington Tower, which dates back to the 15<sup>th</sup> century. The site of the tower is much older and evidence of a 12<sup>th</sup> century earth work castle remains evident. The grazed parkland and mature trees which envelop this historic settlement create a unique sense of place. The village does not immediately appear to have a cohesive form, the buildings being set apart from one another, each largely within its own landscaping setting.

The most distinctive elements of the settlement are the Tower and dovecot, both category ‘A’ listed buildings and scheduled monuments set within mature parkland. The conservation area contains a relatively small number of buildings which, along with their setting, are clearly of architectural and historic interest. Covington conservation area should be conserved and safeguarded against adverse development.

## History

The settlement of Covington dates back to the 12<sup>th</sup> century and the time of David I. The hamlet was known as Colbwantoun or Colbantoun after one of the followers of David I, Colbanus, who is said to have been granted lands in the area.

Evidence of an earthwork castle dating back to the late 12<sup>th</sup> or early 13<sup>th</sup> century can be seen in Covington. In the 15<sup>th</sup> century, a fine tower was built in place of the earthwork castle, between 1420 and 1440. The tower is now in a ruinous condition and occupies a patch of dry ground in the midst of what was formerly a flat marsh of considerable size. The tower walls are some 11 feet thick with arrow loops and deep bays evident in the walls. The ground floor was vaulted, whilst above, the hall was situated on the first floor. The tower was reputed to be four storeys high and was built with some skill, the arrow loops and quoins being dressed with ashlar. On every side of the tower apart from the north east, there was once a deep moat. There are also traces of a park and roadway, and between the tower and the kirkyard, an outer moat.

The cylindrical beehive dovecot which is situated close to the tower, is built of pink and yellow sandstone and is reputed to date back to the 16<sup>th</sup> century. The dovecot contains approximately 764 pigeon holes arranged in 19 circular rows. There are no dove holes at present as it would appear that there was formerly a louvre over the opening in the roof.

Covington Church is situated close to the remains of the tower and dovecot. A church has existed in this location since the 12<sup>th</sup> century and was dedicated to St Michael. The oldest part of the church is situated at the east end where the building appears to be located in the same place as the original 12<sup>th</sup> century church. An old Norman doorway exists within the north-west elevation.

## Building characteristics

Whilst only a small number of buildings exist in the village, they are unified in their use of traditional building materials such as stone and slate, and their traditional form and proportions. Covington conservation area is unusual in only having a very small number of buildings within its boundaries which together form a unique historic settlement within South Lanarkshire. The village is centred around the now ruinous 15<sup>th</sup> century tower, which together with the mature landscape setting, contributes to the distinctive character of the settlement.

**Materials** – the majority of the buildings in the village are constructed of stone. The use of stone provides a variety of colours and detailing, from random rubble to coursed rubble with dressed sandstone margins around the doors and windows and at the corners of the buildings as quoins. Covington Tower displays fine dressed ashlar details dating from the 15<sup>th</sup> century such as quoins and arrow loops. Other fine details within the village include the stone shield depicting the Lindsay arms dated 1659, which is set in a blind doorway at St Michael's Church.

Wet dash render is often applied to contrast with fine sandstone dressings around doors and windows, such as those displayed at St. Michael's Church.

Painted finishes are also evident within the village. Painting of the exterior of a building enables certain features to be highlighted and in some instances enhanced. The painting of previously unpainted stonework will not generally be encouraged.

**Roofs** - the use of Scottish slate can be seen throughout the village. This roofing material came into common usage at the end of the 18<sup>th</sup> century and requires a steep pitch of roof, generally of between 40 and 45 degrees. Although slate is no longer quarried in Scotland, it can still be obtained second-hand from building demolition. As well as possessing many qualities as a durable roofing material, slate has tremendous qualities of colour, with deep blue, grey and purple hues being characteristic of Covington's slate roofs.

## **Windows**

Timber sash and case windows are prevalent in all the residential buildings in the village. Windows generally increased in size from the late 18<sup>th</sup> century to the late 19<sup>th</sup> century and were often adapted to form a single pane of glass in each sash, rather than the original use of six or eight smaller panes of glass in each sash. Timber sash and case windows add much to the character of many of Covington's buildings, and their replacement with modern windows made with materials which are not in keeping with the age, style or character of the building will generally be resisted.

Detailed guidance on what is likely to be acceptable is found in our guide, 'Windows and doors for listed buildings and conservation areas' which is on the Council website at: [http://www.southlanarkshire.gov.uk/downloads/file/7633/windows\\_and\\_doors\\_for\\_listed\\_buildings\\_and\\_conservation\\_areas](http://www.southlanarkshire.gov.uk/downloads/file/7633/windows_and_doors_for_listed_buildings_and_conservation_areas)

## **Further information and guidance on the historic environment**

South Lanarkshire Council's adopted local development plan (2015) contains its policy on the historic environment:

[https://www.southlanarkshire.gov.uk/downloads/file/7600/south\\_lanarkshire\\_local\\_development\\_plan\\_proposed\\_may\\_2013](https://www.southlanarkshire.gov.uk/downloads/file/7600/south_lanarkshire_local_development_plan_proposed_may_2013)

South Lanarkshire Council has also prepared supplementary guidance on the natural and historic environment:

[http://www.southlanarkshire.gov.uk/downloads/file/9921/natural\\_and\\_historic\\_environment](http://www.southlanarkshire.gov.uk/downloads/file/9921/natural_and_historic_environment)

Historic Environment Scotland has a series of guidance notes which provide advice on best practice on how to make changes to listed buildings or to properties in conservation areas. They cover a range of topics including extensions, interiors, roofs, windows and shopfronts. They can be viewed or downloaded at:

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/>

## **Permissions and procedures**

The following summarises some of the types of development which require planning permission in a conservation area.

## **Alterations to houses**

If your property is within the conservation area, you will require planning permission from the Council before making alterations to your house, including:

- the erection of any extension or porch
- the erection of sheds, garages, greenhouses, huts or decking etc if they have a floor area exceeding 4 square metres
- adding to or altering the roof of your property, including the formation of dormer windows and rooflights, or changing the roofing material
- the erection or construction of any access ramp outside an external door of your house
- replacement windows or doors, installation of solar panels, flues, satellite dishes etc
- any building, engineering or other operation
- provision of a hard surface in your garden ground
- the installation of a freestanding wind turbine or air source heat pump
- the installation of CCTV
- changing the walling material (eg from stone to roughcast), stonecleaning or painting the exterior of the house

## **Alterations to flats**

If you live in a flat in a conservation area, there are no permitted development rights and you will require planning permission for any external alterations or development.

## **Walls and fences**

You need planning permission if you want to erect any gate, fence, wall or other means of enclosure.

## **Demolition**

Complete or substantial demolition of any unlisted building within the conservation area requires permission from the Council called 'Conservation Area Consent'.

## **Trees in conservation areas**

Trees in conservation areas which are already protected by a Tree Preservation Order (TPO) are subject to the normal TPO controls. The Town and Country Planning (Scotland) 1997 as amended also makes special provision for trees in conservation areas which are not the subject of a TPO. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the Council six weeks prior notice. The purpose of this requirement is to give us an opportunity to consider whether a TPO should be made in respect of the tree. Any notified works must be carried out within two years from the date of the notice. Failure to give notice to the Council render the person liable to the same penalties as for contravention of a TPO.

## Shops and offices

The extension or external alteration of a shop or or financial or professional services establishment needs planning permission in a conservation area.

## Listed buildings

Listed building consent is required for any works that affect the external or internal character of a listed building. You can check if your property is a listed building on the Historic Environment Scotland website: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/>

## Contact

<b>Address</b>	Planning and Economic Development Montrose House 154 Montrose Crescent Hamilton ML3 6LB
<b>Phone</b>	0303 123 1015
<b>Planning email</b>	planning@southlanarkshire.gov.uk
<b>Building Standards email</b>	buildingstandards@southlanarkshire.gov.uk
<b>Opening times</b>	Monday to Thursday 8.45am – 4.45pm; Friday 8.45am – 4.15pm
<b>Disabled access</b>	Parking bays for disabled users to front of building. Ramped access to automatic door. Lift and toilet facilities for disabled users

## Covington conservation area boundary



If you need this information in another language or format, please contact us to discuss how we can best meet your needs.

Phone 0303 123 1015 or email: [equalities@southlanarkshire.gov.uk](mailto:equalities@southlanarkshire.gov.uk)